

ENVIRONMENT DEPARTMENT PLANNING DIVISION

OPEN PLANNING MEETING AGENDA

An Open Planning Meeting will be held at Beau Sejour, Cambridge and Delancey rooms, on **Tuesday 12/02/2013** at 8.45am for a 9.00am start.

The following application will be considered at the Open Planning Meeting:-

Agenda Item :-

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| APPLICATION NUMBER: | FULL/2012/3230 |
| APPLICATION ADDRESS: | Le Petit Fief, Saumarez Lane, Castel. |
| DESCRIPTION OF WORK: | Install solar panels to front of property (Options A & B, alternative configurations). |
| NAME OF APPLICANT: | Mr A J R Yates |

The agenda for the open planning meeting, along with the planning application report relating to the application to be considered, which follows below, are made available five working days before the date of the Open Planning Meeting on the Department's website and also in hard copy at the Department's offices. The planning application report below contains a summary of consultation responses and of any representations received on the application from third parties.

There will be provision for **public speaking** at the open planning meeting. The opportunity to speak is afforded only to persons who:

a) have submitted a representation in writing within the period specified for publicity of the application under section 10 of the Land Planning and Development (General Provisions) Ordinance, 2007, along with the applicant and/or their agent for the application; and

b) who have notified the Department in writing (by letter or by e-mail addressed to Planning@gov.gg) of their intention to speak which is received by the Department by 12.00 Noon on the working day immediately preceding the date of the Open Planning Meeting.



Application No: FULL/2012/3230
Property Ref: D01509000C
Valid date: 18/10/2012
Location: Le Petit Fief Saumarez Lane Castel Guernsey GY5 7TL
Proposal: Install solar panels to front of property. (Options A & B, alternative configurations).

Applicant: Mr A J R Yates

RECOMMENDATION - Grant: Planning Permission

CONDITIONS

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Environment Department under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Environment Department and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Environment Department when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. This decision confers consent for Option 2 only.

Reason - Option 2 would be less visually dominant and be of more satisfactory appearance in relation to its context.

OFFICER'S REPORT

Site Description:

The application site contains a detached bungalow located opposite Saumarez Park. The area is designated as an Area of High Landscape Quality as defined within the Rural Area Plan.

Relevant History:

None.

Existing Use(s):

Residential use class 1.

Brief Description of Development:

The application is for the installation of solar panels to the front of the property. The applicant has submitted two options for the configuration of the panels. Option 1 includes a bank of 16 panels in two lines of 8 across the roof slope of the property; Option 2 splits the panels into two banks of 6 in two lines of 3. These would be positioned over the front bay windows of the property. The application is unusual compared with others generally received for solar panels in terms of the proposed scale and the location of the works to the front elevation of the property.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Rural Area Plan:
RGEN1 – Sustainable development
RH6 – Extensions and alterations to dwellings.

Representations:

None.

Consultations:

None.

Summary of Issues:

Sustainable development
Impact on the visual amenity of the area.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The property is set back off the road frontage and has a roof pitch of 35 degrees. The property is located to the north of Ruelle Des Saumarez, directly opposite Saumarez Park. The Panels would be located on the front (south) facing slope and they are proposed to be constructed of an anti reflective high transparency glass.

Rural Area Plan Policy RH6 presumes in favour of extensions and alterations to dwellings where they do not conflict with other policies. The application relates to installation of solar panels which in terms of general sustainability, use of renewable energy and reduction of carbon emissions would be encouraged in principle having regard to Policy RGEN1.

The Law also requires that the general material planning considerations be taken into account, including appropriateness of design and the effect of development on character and amenity.

The application was deferred to allow discussion of the proposals and additional information to be submitted with regard to the location of the panels. It was suggested that a less obtrusive location might potentially be possible. The applicant has however explored other options including the west facing roof slope, but has discounted these for reasons relating to the operation and efficiency of the proposed solar panels. It is therefore necessary that the application be determined in its original form, albeit with additional information to support the proposals.

Two options are proposed. Option 1 is for a continuous block of panels whereas in option 2 the panels would be divided into two banks of 6 sited over the two front bay windows. Compared with option 1, option 2 would be less visually obtrusive and more sympathetic to the proportions of the roof slope and reflective of the symmetrical proportions of the house. It is noted that the area proposed to be covered by the panels under either option is larger than the 9-18 sq m typical for a dwelling house according to planning guidance used in the UK. Option 1 coverage would be 26 sq m whilst under Option 2 the coverage would be reduced to 19.5 sq m, which is only marginally greater than the typical guideline figures used in the UK.

Whilst in respect of both options there are concerns regarding the visual impact of the panels on the surrounding environment, in this particular case given the proposed construction of the panels, the set back of the property from the road frontage and the relationship of the dwelling to the narrow lane, Saumarez Park and other public views, whereby the panels would be visible at an oblique angle, it is not considered that they would be over dominant or draw the eye unduly in their setting. On balance therefore having regard to the sustainability issues and given the additional information submitted by the applicant, Option 2 is considered acceptable.

The application has been assessed in light of the relevant Development Plan policies, the purpose of the Law and the relevant material planning considerations and given the above it is considered that the installation of the solar panels as described in option 2 can be supported.

Date: 14th January 2013